



## **Proposed Timaru District Plan**

### **Section 42A Report: Hearing G – Rezoning to Accommodate Growth**

**Preliminary Report - Information to assist in  
Assessment**

**Author: Matt Bonis**

**Date: 29 October 2024**

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## Attachments

**Attachment A** – Property Economics (2024) Timaru District Residential Capacity Report

**Attachment B** – Memo, Kevin Kemp – Timaru District Council – Engineering and Servicing Requests

**Attachment C** – Checklist for Submitters

**Attachment D** – Submission Areas and Land Use Classification 1, 2 and 3 soils

# 1. List of Submitters Addressed in this Report:

## 1.1 Submission Points

1.1.1 The purpose of this report<sup>1</sup> relates to the following submission points.

### *Original Submitters and Submission Points*

Sub Point No	Submitter	Abbreviation
11.1	Gerald Morton	<b>Morton, G</b>
16.1, 16.2	Brenda Van Buuren	<b>Van Buuren</b>
19.1	Waitui Deer Farm Limited	<b>Waitui</b>
20.1	Terrence John O'Neill, Aileen Kathryn O'Neill, C and F Trustees 2006 Limited	<b>O'Neil et al</b>
26.1	R & G Kellahan	<b>Kallahan</b>
27.11	Holly Renee Singline and RSM Trust Limited	<b>RSM Trust</b>
28.1	Robyn and Richard Hay	<b>Hay</b>
30.1	Chris and Sharon McKnight	<b>McKnight</b>
32.1	Bruce Selbie	<b>Selbie</b>
33.1, 33.5	Ford, Pyke, Andrews Talbot, Wilkins & Proudfoot, Craig, Mackenzie	<b>Proudfoot et al</b>
65.1, 65.2	Lucinda Robertson	<b>Robertson</b>
72.1	Lee Anne Burdon	<b>Burdon</b>
81.1	John Leonard Shirtcliff and Rosemary Jean Shirtcliff	<b>Shirtcliff</b>
85.1	John and Linda Badcock	<b>Badcock</b>
95.1	Darren Wayne Rae	<b>Rae</b>
88.1	Anna Morten	<b>Morten, A</b>
98.1	David John Parris	<b>Parris</b>
108.1, 108.2	George Harper, R & G Kellahan, H Kellahan, B & S Robertson, D & S Payne, G & R Harper	<b>Kellahan et al</b>
109.1	George and Rachel Harper	<b>Harper</b>
128.2	Warren and Elizabeth Scott	<b>Scott</b>
138.1	Steve and Yanna Houwaard Sullivan	<b>Sullivan</b>
143.191 - .198	Waka Kotahi	<b>Waka Kotahi / NZTA</b>
145.1	Tristram Johnson	<b>Johnson</b>
157.1, 157.2	Ryan De Joux	<b>De Joux</b>
160.1, 160.2	David Alexander and Susanne Elizabeth Payne	<b>Payne</b>
174.66, 174.67	Rooney Holdings Limited	<b>Rooney Holdings</b>
175.7	PrimePort Limited	<b>Primeport</b>
183.166	Canterbury Regional Council (Environment Canterbury)	<b>CRC</b>
190.1	North Meadows 2021 Limited and Thompson Engineering (2002) Limited	<b>North Meadows 2021 Ltd</b>

<sup>1</sup> Minute 6 [23]

<b>Sub Point No</b>	<b>Submitter</b>	<b>Abbreviation</b>
191.66, 191.67	GJH Rooney	<b>Rooney, GJH</b>
203.1, 203.2	Pages Trust and Russell Trust	<b>Pages Trust</b>
207.1, 207.2	R P & PB Simmons Trustee Company Limited	<b>Simmons Trustee</b>
211.2, 211.3	Rolling Ridges Trust (Ashley Leonard Pierce and Regina Pierce as successors)	<b>Rolling Ridges Trust</b>
216.2, 216.3	Simstra Family Trust	<b>Simstra</b>
217.1	Anne-Marie Ford and Mostafa Ammar	<b>Ammar</b>
227.1, 227.2	Rosa Westgarth and Jan Gibson	<b>Gibson</b>
231.1	Timothy Graeme Blackler	<b>Blackler</b>
237.2	Aitken, Johnston and RSM Trust Limited	<b>RSM Trust</b>
241.2, 241.3	J R Livestock Limited	<b>Livestock Ltd</b>
248.1	White Water Properties Limited	<b>White Water Properties Ltd</b>
249.66, 249.67	Rooney Group Limited	<b>Rooney Group</b>
250.66, 250.67	Rooney Farms Limited	<b>Rooney Farms</b>
251.66, 251.67	Rooney Earthmoving Limited	<b>Rooney Earthmoving</b>
252.66, 252.67	Timaru Developments Limited	<b>Timaru Developments Ltd</b>

## 2. Abbreviations Used in this Report:

Abbreviation	Full Text
<b>Council</b>	Timaru District Council
<b>CRPS</b>	Canterbury Regional Policy Statement
<b>FDA</b>	Future Development Area
<b>GIZ</b>	General Industrial Zone
<b>GRUZ</b>	General Rural Zone
<b>GRZ</b>	General Residential Zone
<b>GMS / Timaru 2045/ GMS2045</b>	Growth Management Strategy (Timaru 2045). Considered a <i>Strategic Planning Document</i> for the purposes of the NPS-HPL cl 3.5(7) relating to ‘urban development’
<b>IDS</b>	Timaru Infrastructure Design Standard
<b>NPS</b>	National Policy Statement
<b>NPSET</b>	National Policy Statement on Electricity Transmission 2008
<b>NPSFM</b>	National Policy Statement for Freshwater Management 2020
<b>NPSHPL</b>	National Policy Statement for Highly Productive Land 2022
<b>NPSIB</b>	National Policy Statement for Indigenous Biodiversity 2023
<b>NPSUD</b>	National Policy Statement on Urban Development 2020
<b>NP Standards</b>	National Planning Standards
<b>NZCPS</b>	New Zealand Coastal Policy Statement 2010
<b>NZS</b>	New Zealand Statistics (Projections)
<b>ODP</b>	Operative Timaru District Plan
<b>PDP</b>	Proposed Timaru District Plan
<b>RMA</b>	Resource Management Act 1991
<b>RLZ</b>	Rural Lifestyle Zone
<b>SASM</b>	Sites of Significance to Māori
<b>SCHED-15</b>	Schedule 15 within the Proposed District Plan (Schedule of Future Development Areas)

### 3. Introduction

#### 3.1 Experience and Qualifications

- 3.1.1 My full name is Matt William Bonis. I am a Planner, employed by Planz Consultants, as based in Christchurch. I have been in this role for over 25 years.
- 3.1.2 I have a Bachelor of Regional Planning degree. I am a full member of the New Zealand Planning Institute, and also an accredited Commissioner under the ‘Making Good Decisions’ Ministry for the Environment Certification process.
- 3.1.3 My twenty-five years of experience in planning and resource management includes policy development, formation of plan changes and associated s.32 assessments; s.42A report preparation and associated evidence; the preparation and presentation of evidence at the Environment Court; and the preparation and processing of resource consent applications. I was the principal author of the Timaru 2045 document.
- 3.1.4 Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witnesses as contained in the Environment Court Practice Note 2023. Accordingly, I have complied with it when preparing this report.
- 3.1.5 I am generally familiar with the submission sites and surroundings, given previous work and travel in the district, including having undertaken Timaru 2045.
- 3.1.6 I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person. Having reviewed the submissions relevant to this topic I advise there are no conflicts of interest that would impede me from providing independent advice to the Hearings Panel.

#### 3.2 Purpose and Scope of this Report

- 3.2.1 This report relates to Hearing G: Growth, which includes the Future Development Areas (FDAs) and rezoning requests to accommodate growth in the district.
- 3.2.2 The **purpose** of this report is to respond to Panel Minute 6<sup>2</sup> which directed:

*[23] Special directions are necessary in relation to that part of Hearing G\* (relating to rezoning to accommodate growth requests as set out in the attached schedule) (“the growth hearing”). This is in order to ensure that material relevant to this hearing is made available ahead of any hearing to allow more*

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<sup>2</sup> Minute 6 – Revised Pre-Hearing Directions of the Hearings Panel [Dated 21 March 2024], with dates and hearing stream amended as per Minute 13 [paragraph 5(g)].

time for assessment and reporting than applies to other hearings. Against this backdrop we direct:

- (a) *that a short s42A report (preliminary Report) identifying information that the report author considers is required to enable them to make a full assessment for each request for rezoning. The preliminary s42A report is to be made available to participants in the growth hearing no later than 29 October 2024\*. (emphasis added)*
- (b) *The Hearings Panel will then review the preliminary s42A Report and may add a request for further clarification or information from the relevant submitters ahead of the hearing.*
- (c) *The submitters in the growth hearing are to provide the requested information no later than 20 February 2025\*.*
- (d) *\*The final section 42A report to be released by 21 May 2025.*
- (e) *\*Submitter evidence to be filed by 19 June 2025.*
- (f) *\*Any legal submissions to be filed by 27 June 2025.*
- (g) *\*Section 42A author summary of issues to be filed by 2 July 2025.*

\* Additions or amendments to dates responding to Minute 13 [5]

- 3.2.3 This report **only** sets out information requirements in relation to submissions seeking rezonings, or amended timeframes associated with the FDA's (**the growth requests**) in accordance with the Panel's directions.
- 3.2.4 This report does not provide recommendations on individual submission points (or further submissions), nor consider submissions in relation to specific provisions (Definitions, Objectives, Policies, Rules). These matters will be addressed in the s42A Report to be released on **21 May 2025**.
- 3.2.5 This Report sets out context, information, and considerations for Submitters to include as information in response to the Panel Minute.
- 3.2.6 **Attachment A** (Property Economics) provides a consideration of 'sufficient development capacity' for residential activity to assist submitters in their consideration as to 'giving effect' to the NPS-UD.
- 3.2.7 **Attachment B** (Memo from Kevin Kemp, Stormwater Team Leader for Timaru District Council) sets out the Three Water (3W) and transport infrastructure requirements and design standards. Information on these matters shall be provided by submitters in response to the Panel Minute.



- 3.2.8 This Report briefly sets out the respective statutory framework as to the foundation of the information requests. That framework will be used in evaluating the growth request submissions.
- 3.2.9 Submitters should seek their own legal, planning and / or technical advice regarding the relief sought in their submissions against that statutory framework, and in particular application of the NPS-HPL.
- 3.2.10 There are several relevant background reports and Section 32 reports that are able to be accessed by Submitters:
- <https://www.timaru.govt.nz/services/planning/district-plan/proposed-district-plan/proposed-district-plan/supporting-documents>
- Background and Assessment Reports (Growth) - <https://www.timaru.govt.nz/services/planning/district-plan/proposed-district-plan/proposed-district-plan/supporting-documents/supporting-information>
  - Section 32 Reports (Development Areas) - [https://www.timaru.govt.nz/data/assets/pdf\\_file/0010/668719/34-Section-32-Development-Areas.pdf](https://www.timaru.govt.nz/data/assets/pdf_file/0010/668719/34-Section-32-Development-Areas.pdf)
  - Section 32 Reports (Future Development Areas) - [https://www.timaru.govt.nz/data/assets/pdf\\_file/0008/669419/23-Section-32-Future-Development-Areas.pdf](https://www.timaru.govt.nz/data/assets/pdf_file/0008/669419/23-Section-32-Future-Development-Areas.pdf)
- 3.2.11 For some submitters, I consider that the technical information required to support their rezoning proposals may be extensive and include expert assessments on a range of topics that could include such matters as transport, natural hazards, landscape, natural features (including wetlands and waterways), three waters infrastructure including flood hazard issues, and an assessment of the proposal against the relevant statutory framework.
- ### 3.3 Procedural Matters
- 3.3.1 There are no procedural matters identified regarding this Preliminary Report.
- 3.3.2 To date, there have been no pre-hearing conferences or expert witness conferencing.
- 3.3.3 I confirm my availability to undertake visits to any submission site as facilitated by individual submitters. These can be facilitated by e-mailing Ms Megan Geng (Timaru District Council, Team Leader Policy) [megan.geng@timdc.govt.nz](mailto:megan.geng@timdc.govt.nz) in the first instance.
- 3.3.4 In addition, as noted in **Attachment B** Mr William Ching - William Ching, Infrastructure Planner is the TDC contact person for any infrastructure questions. Submitters can contact Mr Ching at [william.ching@timdc.govt.nz](mailto:william.ching@timdc.govt.nz).

## 4. Topic Overview

### 4.1 Summary of Relevant Provisions of the PDP

4.1.1 This report relates to the Growth provisions in the PDP:

- Part 2 – District Wide Matters (FDA – Future Development Area) / Schedule 15; and
- Rezoning requests (Rural to Rural Lifestyle, Residential or Industrial)

4.1.2 This report does not address proposed rezonings within Urban areas (e.g. Commercial rezoning of industrial areas).

#### ***Approach to urban and rural lifestyle growth under the PDP***

4.1.3 The PDP included the following ‘growth’ related areas<sup>3</sup>:

- (a) A total of 97Ha of General Residential zoned land.
- (b) A further 78.6Ha of land reserved for future residential activities but unavailable during the lifespan on the PDP<sup>4</sup>.
- (c) A further 55Ha of land reserved as ‘urban land’<sup>5</sup> but unavailable during the lifespan of the PDP.
- (d) A total 31.57Ha of new General Industrial zoned land.
- (e) A further 61Ha of new General Industrial zoned land provided north of Washdyke<sup>6</sup> as an FDA but unavailable during the life of the PDP.

4.1.4 The PDP has also ‘upzoned’ residential density in specific areas through the application of the Medium Residential Zone, such as at Timaru West and adjoining the Geraldine town centre.

#### ***Future Development Areas***

4.1.5 The Proposed District Plan provides an ‘overlay’ (**FDA Overlay**) and suite of provisions to accommodate future urban growth (General Residential zone or General Industrial zone) and future Rural Lifestyle zone growth. The FDA Overlay is superimposed over the underlying General Rural zone which remains in place. The FDA Overlay provides for the application of

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<sup>3</sup> Section 32 Future Development Areas [page 10]

<sup>4</sup> Schedule 15: For example, FDA11 Templer Street FDA

<sup>5</sup> Schedule 15: FDA14 – Kennels Road FDA.

<sup>6</sup> Schedule 15: For example, FDA13 - Seadown Road FDA

a discrete suite of provisions to facilitate rezoning and sequenced growth. The provisions also impose additional constraints to use and development (**FDA-P1**) of these areas.

- 4.1.6 The FDA overlay, as contained in Part 2 – General District Wide Matters: Future Development Area provides an approach where growth needs and infrastructure provision can be comprehensively planned for. The provisions seek to avoid disjointed development and facilitate the staged and sequenced rezoning of specific growth areas, increasing certainty to the community, developers, infrastructure providers and the Timaru District Council.
- 4.1.7 FDAs are shown on the Planning Maps and are listed out in SCHED-15 of the Plan. SCHED-15 also identifies the anticipated zone (e.g. General Residential Zone), timeframe for the preparation of the Development Area Plan (as necessary to support a rezoning), and any additional requirements.

#### **Future Development Area Provisions**

- 4.1.8 The Policy settings associated with the FDA:
- Identify that land in the FDA Overlay is to remain available for future urban or rural lifestyle development (**FDA-O1**).
  - Otherwise constrain urban growth or rural lifestyle development until rezoned (**FDA-O2**). Unanticipated urban development outside of the FDA Overlay or urban development within the FDA Overlay but out of sequence will only be considered when significant development capacity is provided, and it contributes to a well-functioning urban environment (**FDA-O3, FDA-P5**).
  - Establish the process for establishing a rezoning within an FDA Overlay. This process corresponds to the sequencing identified in SCHED15 as reliant on a Plan Change (**FDA-P2**) and as supported by a Development Area Plan (**FDA-P4**).
  - Ensure the consideration of a range of statutory and infrastructure-related matters (**FDA-P4**).
- 4.1.9 In **summary**, the purpose of the FDA Overlay is to provide a sequenced urban growth or rural lifestyle rezoning resource to ensure sufficient development capacity for housing and business land for the Timaru district. Importantly, the FDA overlay does not rezone these areas but identifies them for future rezoning. Urban and rural lifestyle development outside of existing urban areas and as provided through the FDA process is largely precluded by the PDP<sup>7</sup>.

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<sup>7</sup> FDA-O2, GRUZ-P8

## 4.2 Future Development Area Background

- 4.2.1 The basis of the FDA provisions in the District Plan is to establish a process for the forward planning for growth as integrated with infrastructure and sufficient development capacity. The process was informed by the GMS2045<sup>8</sup>, GMS2045 Review<sup>9</sup> and the accompanying FDA Area Section 32 Report<sup>10</sup> to the District Plan.

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<sup>8</sup> <https://www.timaru.govt.nz/services/planning/district-plan/district-plan-review/growth-management-strategy>

<sup>9</sup> [https://www.timaru.govt.nz/\\_\\_data/assets/pdf\\_file/0011/669872/Plan2-2022-GMS-Residential-Review-Report.pdf](https://www.timaru.govt.nz/__data/assets/pdf_file/0011/669872/Plan2-2022-GMS-Residential-Review-Report.pdf)

<sup>10</sup> [https://www.timaru.govt.nz/\\_\\_data/assets/pdf\\_file/0008/669419/23-Section-32-Future-Development-Areas.pdf](https://www.timaru.govt.nz/__data/assets/pdf_file/0008/669419/23-Section-32-Future-Development-Areas.pdf)

## 5. Overview of Submissions

### 5.1 Submission Categories

5.1.1 The full list of submission points addressed in this report are set out in **Section 1**.

5.1.2 The following table groups related submission points. **Section 11** of this Report sets out for each submission group the specific matters or aspects that require a response. In addition to those matters **Attachment C** provides a ‘checklist’ of the general information requirements that shall be provided as information as detailed in **Sections 7 to 10** of this Report.

ISSUE NAME	SUMMARY OF ISSUE	Examples of Submitters
Minor zoning / reconfiguration	Minor amendments to zoning boundaries to consolidate urban form or align with an activity.	<ul style="list-style-type: none"> <li>Align the Port Zone with the Urban Area Boundary [Primeport, Sub 175.7]</li> </ul>
Rezone to <b>Rural Lifestyle zone</b> (including notified FDAs)	Rezoning of either General Rural Zone or General Rural Zoning with FDA Overlay to Rural Lifestyle (including consequential amendments to remove FDA Overlay and associated rules).	<ul style="list-style-type: none"> <li>Rezone from GRUZ to Rural Lifestyle for area north of Timaru at Gleniti Road / Hadlow (Refer Appendix A of Submission), or otherwise subdivision to 5,000m<sup>2</sup> and amendments to Objectives and Policy of GRUZ. [Simmons Trustee Sub 207.1, 207.2].</li> <li>FDA11 Templer Street should be rezoned now to Rural Lifestyle (and FDA overlay and rules removed). [D Payne Sub 160.1].</li> <li>Area on Parade Road / Scarborough Road should be rezoned from GRUZ to Rural Lifestyle [D Parris Sub 98.1].</li> </ul>
Rezone to <b>General Residential zone</b>	Rezone from General Rural Zone to General Residential Zone	<ul style="list-style-type: none"> <li>Rezone 340 King Street, Temuka from GRUZ to General Residential Zone. [Johnson Sub 145.1].</li> <li>Lots 1 – 3 DP579256 Coonoor Road to be rezoned from GRUZ to GRZ [O’Neill et al Sub 20.1].</li> <li>Request that FDA6 (Temuka) be either rezoned now for GRZ, or the Schedule amended from a beyond 10 year time frame to a 5 year time frame [Aitken et al Sub 237.2].</li> </ul>
Extend FDA Overlay for <b>General Residential Zone</b> or <b>Rural Lifestyle Zone</b>	Extend the FDA Overlay to encompass additional areas for General Residential Zone ( <b>GRZ</b> ) or Rural Lifestyle Zone ( <b>RLZ</b> ).	<ul style="list-style-type: none"> <li>FDA10 Kellands Heights ‘Rural Lifestyle Development’ extend by 50ha. [Morton &amp; Woolcombe Trustees Sub 11.1]</li> <li>FDA3 Scotts Farm extend to include 73 Connolly Street [L Burdon Sub 72.1].</li> </ul>
Extend or additional FDA Overlay for <b>General Industrial Zone</b>	Extend the FDA Overlay to encompass additional areas for General Industrial Zone ( <b>GIZ</b> ).	<ul style="list-style-type: none"> <li>Provide an FDA for Lot 4 DP301476 and Part Lot 2 DP17808 Redruth for General Industrial or General Residential [Rooney Holdings Subs 174.66].</li> </ul>

		<ul style="list-style-type: none"> <li>Extend FDA15 Tiplady Road Future Development Area to the adjoining land area [Livestock Sub 241.2].</li> </ul>
Remove FDA and rezone Industrial	Rezone General Industrial Zone ( <b>GIZ</b> ).	<ul style="list-style-type: none"> <li>Land within FDA13 should be rezoned GIZ (adjoins Timaru-Temuka Highway) [Whitewater Properties Ltd Sub 248.1].</li> </ul>
Rezone from Rural Lifestyle to Residential	Rezone to General Residential Zone.	<ul style="list-style-type: none"> <li>Support RLZ zoning for 584 Orari Station Road, but seek a more intensive or Residential subdivision [Shirtcliff Sub 81.1].</li> </ul>
Other	Other Spatial Areas for rezoning or density intensification	<ul style="list-style-type: none"> <li>Amend Rural Lifestyle subdivision size 199 Waitui Drive from 10ha to 2ha (55ha). [Waitui Deer Farm Ltd Sub 19.1]</li> </ul>

5.1.3 Submissions that challenge the approach and the extent of the FDA Overlay include the following. These submitters do not need to provide a specific response to the directions in Minute 6.

Submitter Name	Sub No.	Relief (Summarised)
Canterbury Regional Council	Sub 183.166	Consolidate FDAs. Only include areas where required for short – medium term as defined in the NPS-UD.
Waka Kotahi NZTA	Sub 143.191 – 143.195	Consider and consolidate the approach to FDAs. Noting specific submissions relate to FDA Areas 1, 2, 4, 8, 9, 10, 11, and 14.

## 6. Relevant Statutory Provisions

### 6.1 Overview

6.1.1 The Growth provisions in the District Plan are to assist the Timaru District Council in *undertaking its functions under the Act*<sup>11</sup>. This includes the function of seeking to achieve the integrated management of the use, development and protection of land and associated natural and physical resources of the (Timaru) District<sup>12</sup>.

6.1.2 The assessment for the PDP includes the matters identified in sections 74-76 of the RMA. This includes whether:

- it is in accordance with the Council’s functions (s74(1)(a));
- it is in accordance with Part 2 of the RMA (s74(1)(b));
- it will *give effect*<sup>13</sup> to any national policy statement or operative regional policy statement (s75(3)(a) and (c));
- the objectives of the proposal are the *most appropriate way*<sup>14</sup> to achieve the purpose of the RMA (s32(1)(a));
- the provisions within the plan change are the *most appropriate way* to achieve the objectives of the District Plan (s32(1)(b)).

6.1.3 In addition, assessment of the PDP must also have regard to:

- any proposed regional policy statement, and management plans and strategies prepared under any other Acts (s74(2));
- the extent to which the plan is consistent with the plans of adjacent territorial authorities (s74 (2)(c)); and
- in terms of any proposed rules, the actual or potential effect on the environment of activities including, in particular, any adverse effect.

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<sup>11</sup> Section 74(1)(a) and s31

<sup>12</sup> Section 31(1)(a)

<sup>13</sup> ‘Give effect to’ means implement according to the applicable instruments intentions.

<sup>14</sup> ‘most appropriate’ implies an informed discretion and value judgement. For objectives extends to achieving the purpose of the Act (s5), for provisions (policies and rules (including zones and extent) the relationship extends to the statutory purpose of the provisions to implement the objectives.

## 7. Statutory Instruments

### 7.1 Overview

- 7.1.1 The s32 report (May 2022) for the Topic G – Future Development Areas set out the statutory requirements and relevant planning context for this topic in more detail. Absent from that s32 Report was a consideration of the National Policy Statement on Highly Productive Land as the NPS-HPL only came into force on 17 October 2022. The NPS-HPL is discussed in greater detail below.

The NPS-HPL and NPS-UD are directive in terms of the consideration of rezoning requests, with the District Plan required to *'give effect'* to these requirements.

Submitters should obtain legal and / or planning advice prior to commissioning any technical responses to this Report in terms of the application of the NPS-HPL and NPS-UD.

**Section 8** and **Attachment A** of the Report identify that *'sufficient development capacity'* exists for the purpose of applying the NPS-UD. In addition, a substantial number of the submissions relate to Highly Productive Land for the purpose of applying the NPS-HPL.<sup>15</sup>

In simple terms, regardless of any other merits of a submission, where it is considered that the submission(s) does not *'give effect'* to the NPS-HPL and / or NPS-UD, the submission will be recommended to be declined. The Panel is not bound by any Officer recommendation. However, the Panel will be applying the same statutory framework to all evidence presented to it.

### 7.2 National Policy Statements

#### *National Policy Statement – Urban Development*

- 7.2.1 Information responses shall provide a consideration of their submission (location, area, density and infrastructure integration) against the relevant requirements of the NPS-UD.
- 7.2.2 The NPS-UD, in broad terms aims to ensure that New Zealand's towns and cities are well-functioning urban environments that meet the changing needs of our diverse communities. In this context the PDP is to *'enable a variety of homes that meet the needs in terms of type, price and location of different households'*<sup>16</sup> and *'sufficient development capacity to meet expected demand ... for business land over the short term, medium term, and long term'*<sup>17</sup>, in

<sup>15</sup> NPS-HPL Clause 3.5(7)

<sup>16</sup> NPS-UD Policy 1

<sup>17</sup> NPS-UD Policy 2



a manner that is integrated with infrastructure planning and funding decisions,<sup>18</sup> and provides well-functioning urban environments<sup>19</sup>.

- 7.2.3 For the purposes of applying the NPS-UD, it is acknowledged that Timaru township is deemed an ‘urban environment’<sup>20</sup>. Despite being a Tier 3 local authority, the capacity analysis undertaken by Property Economics (**Section 8** and **Attachment A**) includes a competitiveness margin of 20% (short term), 20% (medium term) and 15% (long term) to the supply deficit forecast.
- 7.2.4 Additional growth areas or amendments to the FDA Schedule (SCHED-15) (including those that contribute to ‘business sectors’<sup>21</sup> and business land<sup>22</sup>) are to contribute to well-functioning urban environments (**Objective 1** and **Policy 1**). Decisions on urban development that affect urban environments are to be (a) integrated with infrastructure planning and funding; and (b) strategic over the long to medium term (**Objective 6**). The Timaru District Council is required at all times, to provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term (three years), medium term (ten years), and long term (30 years)<sup>23</sup>.
- 7.2.5 Submitters should provide information on the contribution of their rezoning or FDA SCHED-15 amendment in relation to the statutory directive that the Timaru District Council is to provide ‘at least’<sup>24</sup> at any one-time sufficient residential and business development capacity.
- 7.2.6 Submitters should also address how the rezoning request or FDA Schedule amendment contributes to well-functioning urban environments (**Objective 1** and **Policy 1**), and achieve the criteria in **Policy 6** including promoting good accessibility between housing and jobs, and supporting reductions in greenhouse emissions. In addition, it is considered that **Policy 2** anticipates a target that must be met (‘sufficient development capacity’), but there is no statutory requirement to exceed this minimum especially where this would not be integrated with infrastructure planning and funding, and strategic over the long to medium term (**Objective 6**).
- 7.2.7 To qualify for consideration as ‘development capacity’ relevant submitters will need to demonstrate that the definition of ‘development capacity’ (sub clause (b)) can be met. That is, the submitter will need to demonstrate how adequate ‘development infrastructure’ would be provided. This should be unsurprising as Council Infrastructure planning and

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<sup>18</sup> NPS-UD Objective 6

<sup>19</sup> NPS-UD Objective 1 and Policy 1

<sup>20</sup> NPS- UD Section 1.4 Interpretation.

*urban environment means any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that:*

*(a) is, or is intended to be, predominantly urban in character; and*

*(b) is, or is intended to be, part of a housing and labour market of at least 10,000 people.*

<sup>21</sup> NPS-UD Policy 1(b)

<sup>22</sup> NPS-UD Policy 2

<sup>23</sup> Refer NPS-UD Clause 3.4 for interpretation of plan enabled and infrastructure ready.

<sup>24</sup> NPS-UD Policy 2.

funding cannot be expected to account for development infrastructure for unanticipated and / or inefficiently dispersed urban development. The definition of ‘*development infrastructure*’ in the NPS-UD is:

**Development Infrastructure** means the following to the extent they are controlled by a local authority or council controlled organisation (as defined in section 6 of the Local Government Act 2002):

(a) Network infrastructure for water supply, wastewater or stormwater;

(b) Land transport (as defined in section 5 of the Land Transport Management Act 2003).

7.2.8 **Attachment B** sets out the relevant information sources and contacts at the Timaru District Council. The specified requirements are provided to assist submitters in supplying further information associated with the development infrastructure analysis necessary to support their submission request.

7.2.9 It is not considered sufficient for submitters to overcome the above requirement with a generic reference to funding methods such as financial contributions given the PDP capacity analysis provided by Property Economics (**Attachment A**). Any out of sequence infrastructure provision would require the Timaru District Council agreeing to amend their relevant infrastructure plans, budgets and financial policies (e.g. contributions policy).

7.2.10 The Residential capacity analysis undertaken by Property Economics (**Attachment A**) identifies that under a Medium Growth projection that existing dwelling capacity within the existing urban areas is ‘*more than sufficient to accommodate anticipated demand with almost a 30% buffer*’ and sufficient to meet 80% of the projected demand over the next 30 years under the High Growth projection. These matters are identified in further detail in Section 8 of this Report.

7.2.11 The questions that arise for submitters seeking additional either rezonings, or amendments to SCHED-15 (FDAs) are:

Question 1:	What is the contribution of the rezoning (or amendment in timing associated with SCHED-15 (FDAs)) in terms of the provision (residential / rural lifestyle – yield, density; and business - area) in relation to the Council’s provision of ‘at least’ sufficient development capacity ( <b>Policy 2</b> ) given the Property Economics analysis ( <b>Section 8</b> )?
Question 2:	For residential and business rezonings how would the rezoning (or amendment in timing associated with SCHED-15 (FDAs)) contribute to ‘ <i>well-functioning urban environments</i> ’ ( <b>Objective 1</b> and <b>Policy 1</b> ) and align with responsibilities of the Timaru District Council to ensure decisions on urban development that affect urban environments are integrated with infrastructure planning and funding decisions ( <b>Objective 6</b> )?

*National Policy Statement – Highly Productive Land*

- 7.2.12 The sole objective under the NPS-HPL is that highly productive land is protected for use in land-based primary production, both now and for future generations (**Objective 1**). Relevant policies include:
- (a) The urban rezoning of highly productive land is avoided, except as provided in this National Policy Statement (**Policy 5**).
  - (b) The rezoning and development of highly productive land as rural lifestyle is avoided, except as provided in this National Policy Statement (**Policy 6**).
- 7.2.13 Until mapped and included in the Canterbury Regional Policy Statement<sup>25</sup>, Highly Productive Land is defined in clause 3.5(7) as:
- (a) Zoned general rural or rural production and Land Use Classification (**LUC**) 1, 2 and 3<sup>26</sup>; and
  - (b) is not<sup>27</sup>:
    - (i) identified for future urban development; or
    - (ii) subject to a Council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle.
- 7.2.14 Submitters can locate the mapped LUC 1, 2 and 3 Highly Productive Land on the Environment Canterbury website<sup>28</sup>. To assist, **Attachment D** provides an overlay of the Growth requests against mapped Land Use Classifications 1, 2 and 3.
- 7.2.15 Land ‘*identified for future urban development*’ is defined in the NPS-HPL as meaning land identified in:
- (a) A published Future Development Strategy (as set out in the NPS-UD), as land suitable for commencing urban development over the next 10 years; or
  - (b) A strategic planning document, as an area suitable for commencing urban development over the next 10 years at a level of detail that makes the boundaries of the area identifiable in practice (where a “strategic planning document” is defined as any non-statutory growth plan or strategy adopted by local authority resolution).
- 7.2.16 In the Timaru context, this means that areas identified for future urban (which does not include rural lifestyle zoning) development over the next 10 years in either the GMS2045 or

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<sup>25</sup> NPS-HPL Policy 3, Cl 3.5

<sup>26</sup> NPS-HPL cl 3.5(7)(a)

<sup>27</sup> NPS-HPL cl 3.5(7)(b)

<sup>28</sup> <https://mapviewer.canterburymaps.govt.nz/>

the GMS2025 Review<sup>29</sup> (which were adopted by Council resolution and are strategic planning documents as defined above) do not fall within the definition of "highly productive land" for the purpose of the NPS-HPL.

7.2.17 For urban rezoning requests (**GRZ** or **GIZ**) where the exemptions in clause 3.5(7)(b) are not available, urban rezoning of highly productive land can only be approved if the matters specified in NPS-HPL clause 3.6 are met. Submitters will therefore need to demonstrate that either clause 3.5(7)(b) is applicable; or alternatively provide evidence that shows that:

- (a) rezoning is needed to provide sufficient development capacity to meet demand for housing or business land <sup>30</sup>; and
- (b) there are no other reasonably practicable and feasible options for providing the required development capacity; and
- (c) the benefits of rezoning outweigh long term costs associated with the loss of highly productive land for land-based primary production.

7.2.18 For those Rural Lifestyle rezoning requests (**RLZ**) where the exemptions in clause 3.5(7)(b) are not available, the Timaru District Council must avoid rezoning of highly productive land for rural lifestyle (Clause 3.7), except under Clause 3.10.

7.2.19 Submissions which seek the rezoning of highly productive land as defined by the NPS-HPL are advised to seek Resource Management legal and / or planning advice on this matter prior to commissioning more substantial technical reports. Relevant caselaw on these matters which may assist includes *GM & J Drinnan vs Selwyn District Council [2023] NZEnvC180* and *Balmoral Developments (Outram) Ltd vs Dunedin City Council [2023] NZEnvC59*.

7.2.20 It would be helpful if submitters seeking rezonings or amendments to SCHED-15 (FDAs) **and** are Highly Productive Land<sup>31</sup> provide a response to the following:

Question 3	<b>Urban Rezonings:</b> Demonstrate consideration and alignment with the requirements of the NPS-HPL <b>Clause 3.6</b> . for any submission for an urban rezoning ( <b>GRZ</b> or <b>GIZ</b> ) where the exemptions in 3.5(7)(b) are not applicable.
Question 4:	<b>Rural Lifestyle Rezonings:</b> Demonstrate consideration and alignment with the requirements of the NPS-HPL <b>Clauses 3.7</b> and <b>3.10</b> for any submission that requests a Rural Lifestyle rezoning ( <b>RLZ</b> ) where the exemptions in Clause 3.5(7)(b) are not applicable.

<sup>29</sup> [https://www.timaru.govt.nz/\\_\\_data/assets/pdf\\_file/0011/669872/Plan2022-GMS-Residential-Review-Report.pdf](https://www.timaru.govt.nz/__data/assets/pdf_file/0011/669872/Plan2022-GMS-Residential-Review-Report.pdf)

<sup>30</sup> Noting the analysis provided in Section 8 and Attachment A of this Report that identifies that 'sufficient development capacity' is provided.

<sup>31</sup> Clause 3.5(7)(a): For LUC, 1 2 and 3 reference Attachment D and <https://mapviewer.canterburymaps.govt.nz/>

*National Policy Statements – Freshwater Management (2020), Electricity Transmission (2008), Indigenous Biodiversity (2003)*

- 7.2.21 These National Policy Statements are unlikely to dictate whether land is able to be rezoned but may influence the yield through the inclusion of additional provisions (rules and methods) to recognise and provide for specified values. The number of allotments may be restricted by stormwater and setback requirements under the NPS-FM and NPS-ET respectively, or where subject to identified significant natural areas under the NPS-IB.

### 7.3 Canterbury Regional Policy Statement (CRPS)

#### *Chapter 5 - Land use and Infrastructure*

- 7.3.1 It would be useful to the s42A Reporting Officers if submitters identify how their rezoning or amendment to SCHED-15 would 'give effect' to the CRPS. Chapter 5 of the CRPS addresses matters associated with growth and development patterns.
- 7.3.2 Referencing **Objective 5.2.1**, **Policy 5.3.1** and **Policy 5.3.2** Submitters should provide a consideration as to how the rezoning or amendment to SCHED-15:
- (a) ensures that any urban growth and limited rural residential development occur in a form that concentrates, or is attached to, existing urban areas and promotes a co-ordinated pattern of development.
  - (b) ensures adverse effects are avoided, remedied or mitigated, including where these would foreclose options for accommodating consolidated growth and development of existing areas, reduce the productive capacity of soils resources, and manage effects associated with natural hazards.

#### *Chapter 16 – Energy*

- 7.3.3 For larger scale rezonings or any amendment to SCHED-15, it would be useful for submitters to identify how the changes sought to the PDP would maintain and urban form that shortens trip distances, and provide for efficient transport (**Objective 16.2.1**).

#### *Chapter 11 – Natural Hazards*

- 7.3.4 Submitters should demonstrate the risk from natural hazard events as associated with the changes sought to the PDP from their submission. Where a material risk from a natural hazard event exists, submitters are advised to provide information to assist the s42A Reporting Officers through identifying any additional measures (beyond those already contained in the PDP) where development will be either avoided (for high hazard areas) or otherwise managed (**Objective 11.2.1**, **Policy 11.3.2**).

#### *CRPS – Summary and Questions*

- 7.3.5 The CRPS seeks that urban growth and rural residential development contribute to a consolidated urban form, integrated development, energy efficiency, sustainable communities, and the avoidance and management of risk from natural hazard events.
- 7.3.6 This ultimately means that new development (being urban development or rural lifestyle opportunities) needs to adjoin existing urban settlements, be integrated with the provision of infrastructure (especially for urban development) and optimise consolidated urban form (meaning that dispersed or low-density peripheral sprawling development should be limited).

7.3.7 The questions that arise for submitters seeking additional rezonings or amendments to SCHED-15 (FDAs) are:

Question 5	<b>Growth Rezonings / Amendments to SCHED-15:</b> Does the proposal, either individually or in combination with those areas identified in the PDP concentrate and promote a coordinated pattern of development (referencing capacity provided in Section 8 of this report)?
Question 6:	<b>Energy efficiency:</b> Does the proposal assist in maintaining an urban form that shortens trip distances?
Question 7:	<b>Natural Hazards:</b> Is the subject site associated with the submission free from inappropriate risk from a natural hazard event, if not what is the appropriate management response – including avoidance?

#### 7.4 PDP Strategy Directions (Urban Form and Development)

7.4.1 Submitters should demonstrate that their requests are more appropriate in terms of achieving<sup>32</sup> and implementing<sup>33</sup> the Objectives of the PDP than the notified provisions.

7.4.2 The high-level Objectives of relevance, include:

- (a) **SD-O1 ‘Residential Areas and Activities’** which requires sufficient residential development capacity in existing and proposed urban areas, including through new FDA Areas, with *limited* rural lifestyle development opportunities where they concentrate and are attached to existing urban areas, achieve a coordinated pattern of development and are capable of efficiently connecting to reticulated sewer and water infrastructure.
- (b) **SD-O6 ‘Business Areas and Activities’** which seeks to provide for economic prosperity in the district, including by providing sufficient land for a range of business activities to cater for projected growth.
- (c) **UFD-O1 ‘Settlement Patterns’** requirements for a consolidated and integrated settlement pattern that efficiently accommodates future growth, integrates with the efficient use of infrastructure, and reduces adverse effects on the environment including energy consumption.

Question 8:	<b>Proposed District Plan:</b> Does the urban growth / rural lifestyle development (and or sequencing) contribute to a consolidated and integrated settlement pattern,
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<sup>32</sup> Section 32(1)(b)

<sup>33</sup> Section 71(1)(b) and (c)

	achieve a coordinated pattern of development and is capable of integrating with the efficient use of infrastructure?
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## 7.5 Management plans and strategies prepared under any other Acts (s74(2)(b)) and Iwi Management Plan (s74(2A)).

7.5.1 These matters are relevant for submitters to assess as Council must *have regard to* them:

- (a) The **Timaru Growth Management Strategy** (Timaru 2045)<sup>34</sup> seeks to provide vision for the district’s land use growth and management through to 2045.
- (b) The **Timaru District Infrastructure Strategy 2024 - 2054**<sup>35</sup> sets out the priorities for waste minimisation, land transport and water supply, stormwater and sewer. It is relevant to the industrial zones topic as zoning for industrial activities needs to be informed by infrastructure capacity.
- (c) The **Timaru District Stormwater Strategy 2018-2048**<sup>36</sup> sets an integrated approach to urban stormwater management. It is relevant to the industrial zones topic to the extent that objectives, policies and rules of the district plan need to address issues associated with the management of stormwater.

*And take into account (s74(2A))*

- (d) The **Iwi Management Plan** of Kāti Huirapa.

<sup>34</sup> [https://www.timaru.govt.nz/\\_\\_data/assets/pdf\\_file/0013/200614/Growth-Management-Strategy-High-Resolution-Final-Revised-to-Reflect-Decision-08052018.pdf](https://www.timaru.govt.nz/__data/assets/pdf_file/0013/200614/Growth-Management-Strategy-High-Resolution-Final-Revised-to-Reflect-Decision-08052018.pdf)

<sup>35</sup> [Finding the Balance – Timaru District LTP - Infrastructure Strategy](#)

<sup>36</sup> [How we’re managing stormwater - Timaru District Council](#)



## 8. Residential, Rural Lifestyle and Industrial Capacity

### 8.1 Overview

8.1.1 **Attachment A** provides an update of the projected demographics and residential capacity of the district. It draws the following high-level conclusions:

- (a) With a population estimate of 48,920 (June 2023), the updated population district forecast to 2053 is 48,940 (under a medium NZS projection) or 59,220 (under a high NZS projection).
- (b) There has been negligible impact on the long-term population projections since the PDP was notified.
- (c) The PDP provides sufficient short- and medium-term plan enabled, feasible and reasonably expected to be realised development capacity to meet the updated expected demand for housing. Dependent on whether a medium projection or high projection trajectory is attained by the district, either there is sufficient plan capacity (without recourse to land development under the FDA overlay) under the former, or a shortfall of 400 dwellings (which can be more than sufficiently addressed by the FDA overlay) under the latter.

### 8.2 Residential and Rural Lifestyle

#### *Capacity and PDP Supply*

8.2.1 Property Economics (**Attachment A**) have determined that the Realisable Capacity contained within the PDP is 3,998 dwellings<sup>37</sup>.

8.2.2 In addition, Property Economics (**Attachment A**) have determined that the proposed FDAs (absent of any areas proposed by submissions), provide an additional 3,456 dwellings<sup>38</sup>.

#### *Demand*

8.2.3 **Figure 1** shows projected dwelling demand over the short, medium and long term<sup>39</sup> requirements as contained within the NPS-UD, in addition the NPS-UD capacity buffer has also been included<sup>40</sup>.

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<sup>37</sup> Attachment A. Property Economics [Table 9]

<sup>38</sup> Attachment A. Property Economics [Table 10]

<sup>39</sup> Attachment A. Property Economics [Table 11]

<sup>40</sup> NPS-UD Cl 3.22

Figure 1: Dwelling demand in the District over NPS-UD short, medium and long term requirements (Property Economics)

Capacity Requirements		Short Term (2023 - 2026)	Medium Term (2026 - 2033)	Long Term (2033 - 2053)	Total Increase
Medium Growth	Dwellings	215	622	-167	670
	NPS Buffer	20%	20%	15%	-
	<b>Total</b>	<b>258</b>	<b>746</b>	<b>0</b>	<b>1,005</b>
High Growth	Dwellings	641	1,377	2,228	4,246
	NPS Buffer	20%	20%	15%	-
	<b>Total</b>	<b>769</b>	<b>1,652</b>	<b>2,562</b>	<b>4,984</b>

### Demand and Capacity reconciliation

8.2.4 **Figure 2** shows capacity as measured against the Medium Growth household projections. Existing plan enabled capacity, without any additional capacity provided by the FDA as contained within the PDP, is more than sufficient to accommodate the anticipated demand with an almost 30% buffer.

Figure 2: Dwelling Capacity requirements – Medium Growth: Long Term 30 years (Property Economics)

Location	Capacity Required	Urban Capacity	Sufficiency without FDA	Future Development Areas	Sufficiency With FDA
Timaru	512	2,582	+ 2,070	2,637	+ 4,707
Temuka	91	481	+ 390	312	+ 702
Pleasant Point	64	301	+ 237	79	+ 316
Geraldine	115	593	+ 478	428	+ 906
<b>Total Urban</b>	<b>+ 781</b>	<b>+ 3,957</b>	<b>+ 3,176</b>	<b>+ 3,456</b>	<b>+ 6,632</b>

8.2.5 **Figure 3** shows capacity as measured against the High Growth household projections. Realisable capacity in the existing urban zone is sufficient to meet 80% of the projected demand over the next 30 years. In addition it will be more than two decades before additional land as contained within the FDA is strictly required under the High Growth scenario.

Figure 3: Dwelling Capacity requirements – High Growth: Long Term 30 years (Property Economics)

Location	Capacity Required	Urban Capacity	Sufficiency without FDA	Future Development Areas	Sufficiency With FDA
Timaru	3,047	2,582	-465	2,637	+ 2,172
Temuka	545	481	-64	312	+ 248
Pleasant Point	254	301	+ 47	79	+ 126
Geraldine	511	593	+ 82	428	+ 510
<b>Total Urban</b>	<b>+ 4,358</b>	<b>+ 3,957</b>	<b>-401</b>	<b>+ 3,456</b>	<b>+ 3,055</b>

- 8.2.6 The question that arises for submitters seeking additional either General Residential or Rural Lifestyle rezonings or amendments to SCHED-15 (FDAs) to amend the DAP timeframe is:

Question 9	<b>Growth Rezonings / Amendments to SCHED-15:</b> Given the updated residential capacity projections in <b>Attachment A</b> , how does the proposal, either individually or in combination with those areas identified in the PDP, concentrate and promote a coordinated pattern of development? How is the rezoning sought (or change in FDA sequencing) required to ensure 'sufficient development capacity'?
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### 8.3 Industrial Land Provision

#### *Capacity and PDP Supply*

- 8.3.1 Property Economics identified that there was 143.4ha of constrained vacant land<sup>41</sup>, excluding land connected to existing businesses (for example Fonterra). In addition, the PDP has rezoned an additional 31.57Ha of new General Industrial zoned land.

- 8.3.2 In addition to the capacity within existing Urban Areas, the PDP through the FDA overlay identifies and sequences additional future areas (General Industrial Zone) as set out in **Figure 4**.

Figure 4: Timaru District Future Development Area Capacity (Source Notified PDP)

Code	Timaru District	Area (ha)	Zone	DAP Timeframe	Submission
FDA12	Sir Basil Arthur Park Future Development Area - Industrial Development	13	GIZ	Priority – 2 years	-
FDA13	Seadown Road Future Development Area - Industrial Development	61	GIZ	Future area – beyond 10 years	Immediate
FDA14	Kennels Road Future Development Area – Urban Development	54	Urban Development	Future area – beyond 10 years	Reduce to 5 – 10 years / Delete

#### *Demand*

- 8.3.3 Economic analysis provided for the preparation of the PDP identified that Timaru could expect business and employment growth commensurate with a high population growth scenario with most of the growth occurring in the Industrial sector<sup>42</sup>. Property Economics have advised a moderate growth scenario is the more realistic given COVID-19 and the economic recession since the 2021 Report was completed.

<sup>41</sup> [Property-Economics-2021-Timaru-District-Business-Land-Economic-Assessment.pdf](#) [Section 15.1]

<sup>42</sup> [Property-Economics-2021-Timaru-District-Business-Land-Economic-Assessment.pdf](#) [Section 4]

- 8.3.4 The Property Economics 2021 report calculated the district’s net additional industrial floorspace requirements to 2048 including the NPS-UD buffer at 202.4ha<sup>43</sup> as shown in **Figure 5**. It is noted that this is projected total demand, rather than net demand as shown in **Figure 6**.

Figure 5: Industrial Floorspace Land Requirements (Source Property Economics)

Industrial Land Requirements (ha)	2020	2023	2028	2048
Total Industrial Employment	9,911	10,819	11,700	13,284
Cumulative Employment Growth	-	908	1,789	3,373
Net Additional Floorspace (m <sup>2</sup> )	-	140,724	271,909	566,634
New Additional Land Required (ha)	-	40.2	77.7	161.9
<b>Gross Land Required + NPS Buffer (ha)</b>	-	<b>52.3</b>	<b>101.0</b>	<b>202.4</b>

#### Demand and Capacity reconciliation

- 8.3.5 **Figure 6** shows capacity as measured against the projected land requirements. Given the slower growth over the short term and a less optimistic economic outlook given the material change in the economic environment since Property Economics did the last assessment (2021), it is unlikely that Timaru would require additional industrial land beyond the land already identified in the PDP.
- 8.3.6 If all the constrained vacant land is developable for industrial purposes, then there is sufficient industrial land to meet anticipated demand over the long term without reliance on land released by the FDA.
- 8.3.7 **Figure 6** reconciles industrial land capacity (supply) as measured against the land requirements (demand). As shown, existing Plan enabled capacity without any additional capacity provided by the FDA is sufficient to accommodate the anticipated demand including the NPS Buffer.

Figure 6: Industrial Floorspace Land Requirements

Industrial Land (ha)	2020	2023	2028	2048
Cumulative Gross Industrial Land Required + NPS Buffer (ha)	-	45.0	86.9	174.1
Unconstrained vacant land (ha)	-	0	0	0
Constrained vacant land (ha) pre-PDP	143.4	143.4	143.4	143.4
Additional PDP zoned land (excl FDA)	-	-	31.5	31.5
<b>Estimated Gross Additional Land Required</b>	-	<b>98.4</b>	<b>88.07</b>	<b>0.8</b>

<sup>43</sup> [Property-Economics-2021-Timaru-District-Business-Land-Economic-Assessment.pdf](#) [Section 14.3]

Question 10	<b>Growth Rezonings / Amendments to SCHED-15:</b> Given the Industrial land capacity projections, how does the proposal, either individually or in combination with those areas identified in the PDP, concentrate and promote a coordinated pattern of development? How is the rezoning sought (or change in FDA sequencing) required to ensure 'sufficient development capacity'?
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## 9. Infrastructure

### 9.1 Overview

- 9.1.1 Submitters will be required to demonstrate that the rezoning requests or amendments to the FDA Schedules can be appropriately serviced. This requires more than simply identifying that the urbanisation (or rezoning to Rural Lifestyle zone) request will meet required Council Design Standards and be funded through existing financial contributions.
- 9.1.2 **Attachment B** sets out the respective information in terms of accessing the Council's requirements in relation to infrastructure and design matters. **Attachment B** also identifies the relevant links to Council databases, codes of practice, strategies and the Long-Term Plan to assist submitters. Information provided to support a full assessment of each request for rezoning should identify and apply, as relevant:
- (a) Three Waters servicing;
  - (b) Hazards, including as necessary any matters to avoid or manage hazards (such as Finished Floor levels) as necessary.
  - (c) Greenspace levels of Service Requirements (Residential requests only)
  - (d) Transport.
- 9.1.3 Submitters should also identify where the Timaru District Council has / has not identified funding for services (including sewer).
- 9.1.4 For Rural Lifestyle submission rezoning requests, **Attachment B** identifies that where no reticulated services currently exist the Council has no planned extension for these areas. Submitters seeking either: rural lifestyle rezoning; amendments to SCHED-15 to either the spatial extent or timing of identified FDAs; or density controls as associated with wastewater connections, will need to address the implications of a 2ha minimum allotment size<sup>44</sup>.

### 9.2 Water Servicing

- 9.2.1 The information requests are fully set out in **Attachment B**. In summary, submitters should address the following:
- (a) **Rural Lifestyle Rezonings / Rural Lifestyle FDA requests** - Any rural residential schemes and capacity in those systems. Where no reticulation is available either identify alternative water supplies or provide discussion as to existing scheme extensions.

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<sup>44</sup> PDP SUB-S2(4)(4) and associated Policy SUB-P15.

- (b) **Urban / urban periphery rezoning requests** – identify the proposals likely demand, and capacity in the existing systems to service that demand.
- (c) **Large greenfield developments (Industrial, Residential or intensive Rural Lifestyle)** – as proposed at the periphery of existing townships, and the capacity in the water system is township dependent. Will require more systemic consideration of upgrades, pipelines and capacity.

### 9.3 Wastewater Servicing

9.3.1 The information requests are fully set out in **Attachment B**. In summary submitters should address the following:

- (a) Capacity in the system. identify the proposals likely demand, and capacity in the existing systems to service that demand
- (b) For **Rural Lifestyle rezoning requests or as associated with SCHELD-15 for Rural Lifestyle** where no reticulated service is available, the Council has no planned extension of services into these areas. Private on-site septic disposal systems will need to obtain consent where no reticulated service is available. Note Environment Canterbury rules apply to on-site systems<sup>45</sup>, and that the notified PDP seeks to set a density of 1 residential unit / 2ha for unreticulated Rural Lifestyle<sup>46</sup>.

### 9.4 Stormwater

9.4.1 A summary of those matters identified in **Attachment B** is:

- (a) **General:** Council practice is that all new development in the district must achieve stormwater neutrality i.e. post-development stormwater flows off the site must not exceed pre- development flows.
- (b) For **Rural Lifestyle rezoning requests or as associated with SCHELD-15 for Rural Lifestyle** these sites are generally outside of formal stormwater drainage schemes and need to consider effects related to stormwater neutrality.
- (c) **Urban rezoning requests** will need to reference to any Stormwater and Drainage details (Infrastructure Code of Practice - Plan 5302) and IDS. New urban developments will

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<sup>45</sup> Canterbury Land and Water Plan. Rule 5.8

<sup>46</sup> Proposed District Plan. Policy SUB-P15(3), Rule SUB-S1(4).4

potentially need to install stormwater management systems, which may include stormwater ponds/swales/wetlands/etc intended to vest with Council.

## 9.5 Natural Hazards and Geotechnical

9.5.1 A summary of those matters identified in **Attachment B** requires consideration of:

- (a) Flood risk and High Hazard areas; and associated flood mitigation as necessary. Where mitigation will likely alter ground levels, explanation and consideration of downstream effects.
- (b) Demonstration that the ground is suitable for development. This may extend to a report that would consider standards such as NZS4404:2010, NZS4431:2022, MBIE guidance and reference to Timaru District Council IDS Part 4 which sets out some of the matters to be considered in planning and constructing a land development project.

Question 11	<b>Service Provision:</b> Identify (in conjunction with the requirements of <b>Attachment B</b> ) how the future servicing needs of the area and the provision of adequate, coordinated and integrated infrastructure to service those needs, including how using water sensitive design to manage stormwater will be undertaken.
Question 12	<b>Infrastructure integration:</b> Identify whether the rezoning if not required for 'sufficient development capacity' would result in wider issues for the district in terms of integration with infrastructure planning and funding decisions, or where for Rural Lifestyle Rezoning has consequences for overall yield / density and servicing requirements.
Question 13	<b>Hazards:</b> Demonstrate with reference to suitable standards, the avoidance and / or management of inappropriate natural hazard risk, and suitable geotechnical conditions.

## 9.6 Transport

9.6.1 A summary of matters in **Attachment B** includes consideration of:

9.6.2 For **urban rezonings or additions / expansions to urban FDAs**, and where the density proposed for Rural Lifestyle zone requests would result in a material increase in yield, it may be likely that a transport assessment is necessary. If that is the case a suitably qualified and



experience transportation engineer should provide an Integrated Transport Assessment (ITA).

(a) Notified PDP Rule TRAN-R10 sets out the parameters for a basic and full ITA, noting that this rule is subject to submission. A suitably qualified and experience transportation engineer would be able to provide guidance as to the extent and scope of an ITA based on the nature and extent of the rezoning submission. Matters to be considered would likely include:

- (i) The proposed density, and accordant potential yield of new lots (refer to appropriate standards to calculate such as NZTA Research Report 453).
- (ii) Condition and capacity of the existing supporting road network, and identification of any need for localised upgrades;
- (iii) Opportunities to provide modal choice (where relevant), and consideration of Vehicle Kilometres Travelled (**VKT**).

Question 14	<b>Transport network integration:</b> Demonstrate with reference to suitable standards and the potential yield / density of development – the safe and efficient functioning of the supporting transport network, ability to facilitate modal choice, and consolidating an accessible urban form.
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## 10. Environmental Values

### 10.1 Overview

- 10.1.1 The planning framework to be considered requires both a consideration of the **environment**, and the **broader environmental values** anticipated by the statutory planning framework.
- 10.1.2 In terms of the existing environment, submitters shall provide information on the following matters:
- (a) The existing lawfully established land use(s) as they relate to the area that is subject to submission, including: density (and existing fragmentation of sites), amenity and character, and range of uses.
  - (b) Geophysical boundaries that would distinguish zone boundaries, including how the proposal would result in the contiguity of existing urban areas (proximity and agglomeration of existing urban areas).
  - (c) Existing resource consents that provide for established land uses, including alignment with the anticipated outcomes associated with the submission.
- 10.1.3 In terms of the broader environmental values, the remaining section sets out those matters to be supplied by submitters as it relates to the following:
- (a) Landscape and natural character.
  - (b) Biodiversity constraints.
  - (c) Cultural and / or Heritage values.
  - (d) Reverse sensitivity / incompatible land uses.

### 10.2 Landscape and natural character (including wetlands and rivers)

- 10.2.1 There are no submissions that relate to an Outstanding Natural Feature or Outstanding Natural landscape<sup>47</sup> as identified in the PDP.
- 10.2.2 Several submissions<sup>48</sup> adjoin or include wetlands and rivers<sup>49</sup>.
- 10.2.3 The CPS seeks that the natural character values of freshwater bodies and their margins be maintained or improved<sup>50</sup>. The relevant provisions of the PDP seeks that the natural

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<sup>47</sup> Section 6(b) RMA1991.

<sup>48</sup> Including Submission Numbers 250.66, 250.67, 20.1, 30.1, 98.1, 27.11, 231.1, 81.1, 157.2 and 32.1

<sup>49</sup> Section 6(a) RMA1991.

<sup>50</sup> CRPS Policy 7.3.1.

character of the district’s wetlands and rivers and their margins be preserved and protected from inappropriate subdivision, use and development, and where possible enhanced<sup>51</sup>.

- 10.2.4 Submitters shall provide information whether any additional standards, rules or methods (other than those already contained within the respective zone standards) are required to maintain or enhance any specific attribute, natural character or natural feature, and where such features should be retained through subsequent subdivision, use or development.
- 10.2.5 The CPS seeks that amenity values be maintained and enhanced<sup>52</sup>. The relevant provisions of the PDP seeks that the character, qualities and amenity values of rural areas are maintained<sup>53</sup>, and that settlement patterns recognise existing character and amenity.
- 10.2.6 Submissions seeking rezoning of the General Rural zone to either Urban zonings or the Rural Lifestyle zone shall provide analysis as to how the rezoning sought could generate adverse effects on rural character and amenity<sup>54</sup> and how these effects will be managed where necessary.

### 10.3 Biodiversity Constraints

- 10.3.1 Where submissions relate to areas with identified Biodiversity values<sup>55</sup>, submitters should advise in the information received whether any additional standards, rules or methods (other than those already contained within the respective zone standards) would be required to maintain or enhance any specific values.
- 10.3.2 These matters engage with the requirements of the NPS-IB which requires the maintenance of indigenous biodiversity across New Zealand so that there is at least no net loss (**Objective 1**). In addition, both the CRPS<sup>56</sup> and the notified PDP<sup>57</sup> require that the indigenous biodiversity of the district be maintained or enhanced, and the values of significant indigenous vegetation and significant habitats of indigenous fauna across the district be protected.

### 10.4 Cultural and Heritage Values

- 10.4.1 Submitters are advised to consider the notified PDP overlays in terms of whether their proposed submission has implications in terms of identified Cultural Values and / or Heritage Values.

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<sup>51</sup> PDP NATC-O1, NATC-P4

<sup>52</sup> CRPS Policy 5.3.1(4).

<sup>53</sup> PDP SD-O9

<sup>54</sup> Section 7(c) ‘Amenity Values’ and Section 7(f) ‘Quality of the Environment’.

<sup>55</sup> For example Sub No 19.1 (Rural Lifestyle reduced to 2ha min). Contains SNA No. 724f

<sup>56</sup> Objective 9.2.1 and Objective 9.2.2

<sup>57</sup> ECO-O1 and ECO-O2

- 10.4.2 There are several submissions that relate to areas that adjoin or incorporate notified Sites of Significance to Māori (SASM)<sup>58</sup>.
- 10.4.3 Where submitters adjoin or contain specifically notated SASM as contained in the PDP they are to provide consideration of the proposal against the values contained in the Iwi Management Plan of Kāti Huirapa and identify any engagement with Te Rūnanga o Arowhenua. The consideration extends to analysis against the relevant statutory provisions<sup>59</sup>. Submitters should advise whether any additional standards, rules or methods (other than those already contained within the respective zone standards) would be required to protect and / or maintain any specific values.
- 10.4.4 There are submissions<sup>60</sup> that relate to areas that adjoin or incorporate notified Heritage features or sites.
- 10.4.5 These matters engage with Section 6(f) of the RMA1991, Chapter 13 of the CRPS and specifically **Objective 13.2.1**, and Part 2 – District Wide Matters: Historic Heritage in the notified PDP, including HH-O2 ‘Protection of Values’.
- 10.4.6 These submissions are to advise as to whether additional standards, rules or methods (other than those already contained within the respective zone standards) would be required to protect and / or maintain any specific values to meet the relevant statutory framework<sup>61</sup>.

## 10.5 Reverse sensitivity / incompatible land uses

- 10.5.1 Reverse sensitivity effects are the effects of the existence of sensitive activities on other activities in their vicinity, particularly by leading to restraints in the carrying on of those other activities.
- 10.5.2 The Planning framework identifies that development is to be located and designed so that it functions in a manner that avoids conflicts between incompatible activities<sup>62</sup>.
- 10.5.3 Submitter information should advise where subdivision, use and development associated with the proposed rezoning could result in any conflicts with established lawfully established land base rural production, especially intensive farming operations. Where appropriate relevant submissions should subsequently advise as to whether additional standards, rules or methods (other than those already contained within the respective zone standards) would be required to avoid or manage actual or potential reverse sensitivity effects.

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<sup>58</sup> These include Submission Nos. 98.1, 250.66, 250.67, 20.1, 30.1, 27.11, 227.1, 190.1, 231.1, 138.1.

<sup>59</sup> Section 6(e) and 8 RMA1991. Chapter 4 CRPS and Part Part 2 – District Wide Matters: SASM in the notified PDP

<sup>60</sup> These include Submission Nos. 217.1, 207.1 and 207.2.

<sup>61</sup> Section 6(f) RMA1991, Chapter 13 of the CRPS and specifically Objective 13.2.1, and Part 2 – District Wide Matters: Historic Heritage in the notified PDP, including HH-O2 ‘Protection of Values’

<sup>62</sup> CRPS Objective 5.2.1(i), PDP UFD-O1(x)

## 11. Submission Groupings – Specific Matters

### 11.1 Overview

11.1.1 The following sets out specific matters to be considered in relation to grouped submissions (and / or individual submissions). These matters are in addition to the general considerations in **Sections 7 – 10** of this report, or where necessary a specific focus is identified.

### 11.2 Minor Zoning / Reconfiguration

SUB NO	SUBMITTER	SUBMISSION SUMMARY
175.7	Prime Port Ltd	<ul style="list-style-type: none"> <li>Retain the Urban Area boundary and amend to fully encompass the Port Zone.</li> </ul>

11.2.1 No specific additional information is considered necessary.

### 11.3 Rezone from General Rural Zone to Rural Lifestyle Zone / revise SCHED 15 timing

SUB NO	SUBMITTER	SUBMISSION SUMMARY
207.1, 207.2	Simmons Trust	<ul style="list-style-type: none"> <li>Rezone from GRUZ to Rural Lifestyle for area north of Timaru at Gleniti Road / Hadlow (Refer Appendix A of Submission), otherwise Subdivision to 5,000m2 and amendments to Objectives and Policy of GRUZ.</li> </ul>
217.1	Ammar	<ul style="list-style-type: none"> <li>Rezone from Rural to Rural Lifestyle</li> </ul>
108.2, 160.2, 26.1	Harper, Payne, Kellahan	<ul style="list-style-type: none"> <li>FDA11 Templar Street should be rezoned now to Rural Lifestyle (and FDA overlay and rules removed).</li> </ul>
109.1, 160.1	Harper, Payne	<ul style="list-style-type: none"> <li>Area north of Geraldine (including FDA11) but extending to Woodbury Road should be rezoned from GRUZ to General Residential Zone.</li> </ul>
88.1, 108.1, 138.1	Morten, Sullivan, Harper	<ul style="list-style-type: none"> <li>Rezone from GRUZ to Rural Lifestyle area to the north of Geraldine along Main North Road on sides both west to Woodbury Road and east to Templar Street and Bennett Road.</li> </ul>
85.1	Badcock	<ul style="list-style-type: none"> <li>Area subject to FDA11 (and west of Main North Road) should be rezoned to be a mix of Residential and Rural Residential.</li> </ul>
98.1	Parris	<ul style="list-style-type: none"> <li>Area on Parade Road / Scarborough Road should be rezoned from GRUZ to Rural Lifestyle.</li> </ul>
28.1	Hay	<ul style="list-style-type: none"> <li>101 Te Ngawai Road (1.65ha) rezone GRUZ to Rural Lifestyle with a 5,000m2 minimum lot size.</li> </ul>
30.1	McKnight	<ul style="list-style-type: none"> <li>60 Landsborough Road to Rural Lifestyle Zone (19ha) and Open Space Zone (7.65ha).</li> </ul>
157.2	De Joux	<ul style="list-style-type: none"> <li>Amend all Future Development Areas shown as “Future Area - Beyond 10 years” to Future Area - Beyond 5 to 10 years” so the rural land can be rezoned for urban zones under the NPS-HPL.</li> </ul>
32.1	Selbie	<ul style="list-style-type: none"> <li>77 Main North Road Geraldine (5.4485ha) rezone from GRUZ to Rural Lifestyle.</li> </ul>

207.1	Simmons	<ul style="list-style-type: none"> <li>29 Oakwood Road, 301 – 311 Gleniti Road (alternative relief) being rezoning from GRUZ to Rural Lifestyle or including in FDA10.</li> </ul>
33.5, 65.1, 203.2, 211.3, 216.3, 27.11	Proudfoot, Robertson, Hamilton, Rolling Ridges, Simstra, RSM Trust.	<ul style="list-style-type: none"> <li>Amendments to SCHED-15 (FDA10, FDA9) to release timeframe either immediately or 2 years.</li> </ul>

11.3.1 Information is required in terms of the General matters discussed above in sections 7-10 of the report. In addition, a focused consideration is required of:

- (a) the existing environment, including configuration and fragmentation of titles and geophysical boundaries that would delineate the zone boundaries.
- (b) the exact spatial extent of the rezoning sought and anticipated yield, specifically for Sub Nos 217.1 (Ammar), 88.1, 108.1, 138.1 (Morten, Sullivan, Harper), and 98.1 (Parris).
- (c) application of the requirements of the NPS-HPL, specifically for Sub Nos 27.11 (RSM Trust), 65.1 (Robertson), 33.5 (Proudfoot), 157.2 (De Joux), 160.1 (Payne), 207.1 (Simmons), 88.1, 108.1, 138.1 (Morten, Sullivan, Harper), 98.1 (Parris), 28.1 (Hay), 30.1 (McKnight), 32.1 (Selbie), 207.1 (Simmons) and 217.1 (Ammar).
- (d) application of requirements in NPS-UD specially in terms of development capacity beyond 'at least sufficient development capacity' for the purpose of **Policy 2**, and implications for integrated infrastructure and funding decisions (**Objective 6**).
- (e) consideration against the relevant statutory framework for achieving a consolidated pattern of development (as required by the CRPS and notified PDP) for all submissions listed, which includes the provision of '*limited rural residential development*<sup>63</sup>' including implications for amending timeframes associated with SCHED-15.
- (f) service provision as set out in **Attachment B**. Submitters are advised to consider this matter in terms of their primary relief, where Council Officers have advised that there are no planned or funded extension for services into these areas. Implications for servicing include appropriateness for rezonings sought, and density and yield. Submitters could also consider where within the 'scope' as set by their submissions if there are other outcomes which in part resolve their request as more appropriate in terms of achieving the statutory framework.

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<sup>63</sup> CRPS Policy 5.3.1(1)(b)

#### 11.4 Rezone from GRUZ to General Residential Zone / revise SCHED 15 timing

SUB NO	SUBMITTER	SUBMISSION SUMMARY
128.2	Scott	<ul style="list-style-type: none"> <li>FDA3 Overlay supported, secondary relief rezone to General Residential.</li> </ul>
20.1	O’Neill	<ul style="list-style-type: none"> <li>Lots 1 – 3 DP579256 Coonor Road to be rezoned from GRUZ to GRZ.</li> </ul>
145.1	Johnson	<ul style="list-style-type: none"> <li>Rezone 340 King Street, Temuka from GRUZ to General Residential Zone.</li> </ul>
227.1	Gibson	<ul style="list-style-type: none"> <li>Remove FDA1 from that part of the site (Lot 1-2, Lot 5 and Pt Lot 3 DP 19552) and rezone from GRUZ to GRZ.</li> </ul>
231.1	Blackler	<ul style="list-style-type: none"> <li>Rezone 10 Burke Street, Pleasant Point to a mix of General Residential Zone and General Rural Zone (or) Open Space Zone.</li> </ul>
237.2	Aitken	<ul style="list-style-type: none"> <li>SCHED 15 Request that FDA6 (Temuka) be either rezoned now for GRZ, or the Schedule amended from a beyond 10 year time frame to a 5 year time frame.</li> </ul>

11.4.1 Information is required in terms of the General matters discussed above in sections 7-10 of the report. In addition, a focused consideration is required of:

- (a) the existing environment, including configuration and fragmentation of titles and geophysical boundaries that would delineate the requested zone boundaries.
- (b) the exact spatial extent of the rezoning sought and anticipated yield, specifically for Sub 16.2 (Burren).
- (c) application of the requirements of the NPS-HPL, specifically for Sub Nos 231.1 (Blackler) and 237.2 (Aitken).
- (d) specific consideration of natural values associated with the Saltwater Creek and associated SASM for Sub No 20.1 (O’Neill).
- (e) application of requirements in NPS-UD specially in terms of development capacity beyond ‘at least sufficient development capacity’ for the purpose of **Policy 2**, and implications for integrated infrastructure and funding decisions (**Objective 6**).
- (f) consideration against the relevant statutory framework for achieving a consolidated pattern of development (as required by the CRPS and notified PDP) for all submissions listed, which includes the provision of a ‘*co-ordinated pattern of development*<sup>64</sup>’ including implications for amending timeframes associated with SCHED-15.
- (g) service provision as set out in **Attachment B**.

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<sup>64</sup> CRPS Policy 5.3.1(1)(a)

## 11.5 Extend FDA Overlay for General Residential Zone or Rural Lifestyle Zone

SUB NO	SUBMITTER	SUBMISSION SUMMARY
11.1	Morton G	<ul style="list-style-type: none"> <li>FDA10 Kellands Heights 'Rural Lifestyle Development' extend by 50ha.</li> </ul>
33.1	Proudfoot et al	<ul style="list-style-type: none"> <li>FDA 10 Kellands Heights 'Rural Lifestyle Development' extend.</li> </ul>
227.1	Gibson	<ul style="list-style-type: none"> <li>Amend the boundary of FDA1 and FDA4 moving the boundary for FDA4 further north (impact on staging).</li> </ul>
72.1	Burdon	<ul style="list-style-type: none"> <li>FDA3 Scotts Farm extend to include 73 Connolly Street.</li> </ul>
95.1	Rae	<ul style="list-style-type: none"> <li>FDA7 extend to 148 McNair Road</li> </ul>
217.1	Ammar	<ul style="list-style-type: none"> <li>FDA9 extend to include 318 Gleniti Road (and also 264, 274 and 288 Gleniti Road).</li> </ul>
157.1	De Joux	<ul style="list-style-type: none"> <li>Rezone from SARZ (as owned by TDC) to General Residential Zone (adjoins FDA12).</li> </ul>
203.1, 211.2, 216.2	Hamilton, Rolling Ridge Trust, Simstra	<ul style="list-style-type: none"> <li>Rezone parts of 251, 273, 279 and 295 Pages Road from GRUZ (FDA2) to General Residential Zone.</li> </ul>

11.5.1 Information is required in terms of the General matters discussed above in sections 7-10 of the report. In addition, a focused consideration is required of:

- (a) the existing environment, including configuration and fragmentation of titles and geophysical boundaries that would delineate the zone boundaries, specifically as this relates to Sub No 95.1 (Rae).
- (b) application of the requirements of the NPS-HPL, specifically for Sub Nos 11.1 (Morton G) and 227.1 Gibson (as it relates to the extended area related to this submission), 33.1 (Proudfoot et al), 72.1 (Burdon), and 217.1 (Ammar).
- (c) Application of requirements in NPS-UD specially in terms of development capacity beyond 'at least sufficient development capacity' for the purpose of **Policy 2**, and implications for integrated infrastructure and funding decisions (**Objective 6**), noting insufficiency in supply is specifically raised in Sub No 157.1 (De Joux).
- (d) Consideration against the relevant statutory framework for achieving a consolidated pattern of development (as required by the CRPS and notified PDP) for all submissions listed, which includes the provision of a '*co-ordinated pattern of development*<sup>65</sup>' including implications for amending timeframes associated with SCHED-15.
- (e) service provision as set out in **Attachment B**, specifically where submissions seeks a General Residential Zone – Sub Nos 203.1, 211.2 and 216.2 (Hamilton, Rolling Ridge Trust, Simstra), 157.1 (De Joux).

<sup>65</sup> CRPS Policy 5.3.1(1)(a)



## 11.6 Extend or additional FDA Overlay for General Industrial Zone

SUB NO	SUBMITTER	SUBMISSION SUMMARY
174.66, 191.66 et al <sup>66</sup>	Rooney	<ul style="list-style-type: none"> <li>Provide an FDA for Lot 4 DP301476 and Part Lot 2 DP17808 Redruth for General Industrial or General Residential.</li> <li>Inclusion within SCHED 15 Future Development Areas.</li> </ul>
252.66, 252.67	Timaru Development Ltd	
241.2, 241.3	Livestock	<ul style="list-style-type: none"> <li>Provide an FDA for 12.82ha of land adjoining Tiplady GIZ in Gerladine. Insert: SCHED-15 - FDA 15 Tiplady Road Future Development Area. Anticipated Zone: General Industrial Zone. Timeframe 10 years</li> </ul>
190.1	North Meadows	<ul style="list-style-type: none"> <li>Rezone 236 Meadows Road from GRUZ to General Industrial Zone</li> </ul>

11.6.1 Information is required in terms of the General matters discussed above in sections 7-10 of the report. In addition, a focused consideration is required of:

- (a) the existing environment, including configuration and fragmentation of titles and geophysical boundaries that would delineate the zone boundaries, and any existing resource consents specifically as this relates to Sub No 190.1 (North Meadows) and 174.66 et al (Rooney and Timaru Development Ltd).
- (b) Application of the requirements of the NPS-HPL for Sub No 190.1 (North Meadows) and 174.66 et al (Rooney and Timaru Development Ltd), specifically clause 3.6.
- (c) Application of requirements in NPS-UD specially in terms of development capacity beyond 'at least sufficient development capacity' for the purpose of **Policy 2**, and implications for integrated infrastructure and funding decisions (**Objective 6**), and achieving a consolidated pattern of development (as required by the CRPS and notified PDP).
- (d) Service provision as set out in **Attachment B**.
- (e) Consideration of the policy framework for 174.66 et al (Rooney and Timaru Development Ltd) as it relates to natural hazards, natural character and SASM.

## 11.7 Remove FDA Overlay and Rezone as General Industrial Zone

SUB NO	SUBMITTER	SUBMISSION SUMMARY
248.1	Whitewater Properties Ltd	<ul style="list-style-type: none"> <li>Land within FDA13 should be rezoned GIZ (adjoins Timaru-Temuka Highway).</li> </ul>

<sup>66</sup> Sub 174.66 / Sub 191.66 / 249.66 / 250.66 / 251.66 / 174.67 / 191.67 / 249.67 / 250.67 / 251.67

11.7.1 Information is required in terms of the General matters discussed above in sections 7-10 of the report. In addition, a focused consideration is required of:

- (a) Application of requirements in NPS-UD specially in terms of development capacity beyond 'at least sufficient development capacity' for the purpose of **Policy 2**, and implications for integrated infrastructure and funding decisions (**Objective 6**), and achieving a consolidated pattern of development (as required by the CRPS and notified PDP).
- (b) Application of the requirements of the NPS-HPL given FDA13 is SCHED-15 identifies the timing of such as 'Future Area – beyond 10 years'.
- (c) Service provision as set out in **Attachment B**.

## 11.8 Rezone from Rural Lifestyle Zone to General Residential Zone

SUB NO	SUBMITTER	SUBMISSION SUMMARY
81.1	Shirtcliff	<ul style="list-style-type: none"> <li>• Support RLZ zoning for 584 Orari Station Road, but seek a more intensive or Residential subdivision.</li> </ul>

11.8.1 Information is required in terms of the General matters discussed above in sections 7-10 of the report. In addition, a focused consideration is required of:

- (a) Application of requirements in NPS-UD specially in terms of development capacity beyond 'at least sufficient development capacity' for the purpose of **Policy 2**, and implications for integrated infrastructure and funding decisions (**Objective 6**), and achieving a consolidated pattern of development (as required by the CRPS and notified PDP).
- (b) Service provision as set out in **Attachment B**, specifically in relation to wastewater capacity.
- (c) Consideration of the policy framework as it relates to natural hazards.

## 11.9 Other

SUB NO	SUBMITTER	SUBMISSION SUMMARY
19.1	Waitui Deer Farm Ltd	<ul style="list-style-type: none"> <li>• Amend Rural Lifestyle subdivision size 199 Waitui Drive from 10ha to 2ha (55ha).</li> </ul>
16.1 16.2	Burren	<ul style="list-style-type: none"> <li>• Larger residential sections (less than 3 ha, e.g. reduce to 4,000m<sup>2</sup>) around Pages Road.</li> </ul>

11.9.1 Information is required in terms of the General matters discussed above. A focused consideration is required of:

- (a) Application of requirements in NPS-UD specially in terms of development capacity beyond ‘at least sufficient development capacity’ for the purpose of **Policy 2**, and implications for integrated infrastructure and funding decisions (**Objective 6**), and achieving a consolidated pattern of development (as required by the CRPS and notified PDP).
- (b) Service provision as set out in **Attachment B**, particularly in terms of Sub No. 16.1.
- (c) Application of the requirements of the NPS-HPL, particularly in terms of Sub No. 16.1.
- (d) Consideration of the policy framework as it relates to natural hazards, natural character and Indigenous Biodiversity (site contains SNA No. 724f).

## 12. Summary and Conclusions

### 12.1 Approach

- 12.1.1 This preliminary s42A Report responds to Panel Minute 6 which required a preliminary report setting out the information required from submitters to enable a full assessment of each submission.
- 12.1.2 The report has provided an updated Residential Capacity Report to assist submitters in responding to the statutory framework associated with the NPS-UD and has also provided updated information in relation to Industrial land capacity and demand. In addition, a concise outline of the application of the NPS-HPL is provided, as well as that associated with the CRPS and the notified PDP for relevant submitters to respond to.
- 12.1.3 Council Officer’s including the Reporting Officer are available to address any matter arising from this report, or that requires clarification from submitters. Relevant Council Officer’s will also be made available to undertake specific site visits where requested.
- 12.1.4 **Attachment D** provides a Checklist that should be used as the basis for responses.

Matt Bonis  
29 October 2024